
Z-2470
JENEEN JONES
NB TO R1B

STAFF REPORT
October 13, 2011

REQUEST MADE, PROPOSED USE, LOCATION:

Adjacent property owners, one of which is petitioner, are requesting the rezoning of part of lot 8, lot 9 and lot 10 in the original plat of Romney from NB to R1B. Both owners have given consent. The land is located on the east side of US 231 north of Cherry Street. An old farmhouse has been located on lot 9 many years. Lot 10 is currently unimproved and that owner has no future plans. Rezoning this property will make the farmhouse conforming and will allow petitioner to seek refinancing. The farmhouse is commonly known as 11525 US 231 South, Romney, Randolph 20(SW) 21-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The earliest zoning maps for Romney show this property zoned commercially. These maps show LB (Local Business) zoning, which became NB (Neighborhood Business) in 1998 with the adoption of the Unified Zoning Ordinance. Under the repealed ordinance, single-family homes were permitted by right in the LB zone.

Zoning to the north and south is GB (General Business); R1 is located west across 231 and R1B zoning is adjacent to the east. The property to the south was rezoned from NB to GB in February 2000 (Z-1904) for a proposed car lot.

AREA LAND USE PATTERNS:

The property in this request contains a single-family home and a detached garage. The southern parcel is currently unimproved.

Just north is a lawn mower repair shop, hardware store and a toy store; adjacent to the south is a car lot. Uses east and west are residential.

TRAFFIC AND TRANSPORTATION:

The site is located at the northeast corner of US 231 (rural primary arterial) and Cherry Street (rural local road); our zoning map does not show this unplatted street. Traffic counts taken on 231 in 2008 indicate that over 8,000 vehicles pass this site daily.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The site in question has an on-site sewage disposal system and well; the County Health Department has no record of the system. Grants are currently being sought to extend sanitary sewer from Linden to the unincorporated town of Romney; individual water wells will continue to serve the town.

STAFF COMMENTS:

Staff research indicates that this land has been used for a single-family home for many, many years. In fact, petitioner believes that this is the original farmhouse for the farm that once surrounded the site. Petitioner is seeking a rezone to make her house a conforming use so that she can more easily seek financing.

Romney has two small commercial areas: the US 231/SR 28 intersection (gas station and a new dollar store) and the area just north of this rezone request centered around 231 and East High Street (CR 1150 S). Staff can support this residential rezone because it preserves the longstanding residential use of the site and it also corrects the existing zoning map to better reflect the property's continuing use.

STAFF RECOMMENDATION:

Approval